



CITY OF CHELSEA, MA
Planning Board

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Tuck Willis
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Shuvam Bhaumik
Vice Chair
Joan Cromwell
Member
Sylvia Ramirez
Member
Mimi Rancatore
Member
Alejandra Rodriguez
Member
Todd Taylor
Member

**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, APRIL 23, 2019**

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:12pm on Tuesday, April 23, 2019 in Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA with the following members in attendance: Shuvam Bhaumik, Joan Cromwell, Sylvia Ramirez, Mimi Rancatore, Alejandra Rodriguez and Tuck Willis. Todd Taylor was not present.

Also present: John DePriest, Director, Dept. of Planning & Development
Lad Dell, Planner and Land Use Administrator, Dept. of Planning & Development

Approval of Minutes from March 26, 2019 and April 1, 2019:

On a motion by Mimi Rancatore and seconded by Shuvam Bhaumik, it was voted unanimously (6-0-0) to approve the minutes from the March 26, 2019 and April 1, 2019 meetings.

2018-60

176-178 Washington Avenue – Anthony Quiles

For Special Permit and Major Site Plan approval to construct a thirty-three residential dwelling structure with roof deck which does not meet current minimum zoning requirements for side, rear and front yard setbacks, usable open space, lot size, density, number of stories, maximum building height and number of off-street parking spaces

John DePriest: The initial proposal was for 33 units. The petitioner has worked with Planning & Development to bring it down to 24 units and to create a 4 foot wide access path on one of the side yard setbacks. The department now approves of the petition.

Anthony Quiles: I was born and raised in Chelsea. I've seen a huge need for ownership housing in the City. I am now proposing 24 units (4 affordable units), ground floor retail, 2 levels of parking (38 spaces), 2 parking spaces for retail and an elevator. All units will be ownership.

Mimi Rancatore: what will market rate units go for? AQ: high \$300's

Joan Cromwell: how many bedrooms are the units AQ: 15: 2BR and 9: 1BR

Shuvam Bhaumik: size of units? AQ: 515sf- 1270sf

Mimi Rancatore: Are there two means of egress? AQ: I will work with P&D on this.

Shuvam Bhaumik: Plans for the roof deck? AQ: 30ftx30ft, enclosed roof deck.

Mimi Rancatore: Retail space—leased or for sale? AQ: This is TBD, want to allow retail space to customize.

Sylvia Ramirez: What is your construction timeline? AQ: one year to build

Sylvia Ramirez: Is there 4 feet on both sides? AQ- no, only on one side

Mimi Rancatore: Will you have garage doors? AQ- yes

Shuvam: EV car parking? AQ: Yes, the total number is tbd with P&D

Sylvia Ramirez: What is the affordable unit breakdown? AQ- 4 units total, will follow P&D direction and Federal guidelines

Sylvia Ramirez: Will there be laundry units? AQ: Yes, in each unit

Public Portion:

Marianne Winship, 62 Beacon St.: still a little concerned that it's a lot of units for this little space, it's a congested neighborhood, I would like to see the number of units reduced.

Lad Dell- read three letters, as part of the record, from abutters at 184 Washington who oppose the project based on the congestion and traffic.

Anthony Quiles: said he could have a traffic study conducted.

Joan Cromwell: could the garage door be more inset so as not to create a queue to get in?

Sylvia Ramirez: concerned about the building directly across the street and if the garage doors will be aligned or staggered

Anthony Quiles: 7-11 Corporation was the former owner and has prohibited any future retail uses similar to their business, we are working with the City and attorneys to try to reverse this decision. It may have to be an office.

Sylvia Ramirez: the City needs more affordable units for rental and ownership, my biggest concern is the traffic situation here.

On a motion by Shuvam Bhaumik and seconded by Joan Cromwell, **it was voted unanimously (6-0-0) to recommend approval of the Special Permit and to approve the Major Site Plan with standard conditions and the following conditions:**

Site plan conditions: EV charging stations
Garage door to have visual and not audio alerts
Traffic plan/ study to be conducted

2019-04

811 Broadway - 811 Broadway Associates, LLC

For Special Permit seeking approval for the construction of two conjoining townhouses which do not meet current minimum zoning requirements for lot size, open space, rear and side yard setbacks, and also exceeds maximum number of stories, lot coverage, density and floor area ratio, also pursuant to Section 34-106 (e) (1) of the Chelsea Zoning Ordinance, no entrance or exit from any off-street parking

area with four or more parking spaces shall be located within 50 feet of the intersection of any two street lines

Anthony Rossi: requests for a continuance to the next Planning Board meeting.

John DePriest: recommends denial of the permit and that the case be heard tonight.

On a motion by Joan Cromwell and seconded by Mimi Rancatore, **it was voted (5-0-1 Tuck abstains) not to continue the case and to hear the case tonight.**

Anthony Rossi: it's better to have two ownership units than a commercial parking lot, will reduce variances and work with ISD on FAR calculation. I can't do anything about the lot size, this is good for the City. We have worked with the neighbors and they support this.

John DePriest: I can't write a legal decision to justify the 4 conditions of the variance. This proposal substantially derogates from the intent or purpose of the zoning ordinances.

Anthony Rossi: believes the variances can be addressed, soil is contaminated.

Lad Dell: the essence is that the lot size is grossly undersized at 2,250 sf when at a minimum 5000 sf is required.

Sylvia Ramirez: if the petitioner came back with 50 different plans, would the Dept. still oppose? JDP-yes.

Tuck Willis: I walked over to the site, it's too big of a building for this site. I can't support it.

Continue? Recommend to withdraw w/o prejudice? Deny?

On a motion by Mimi Rancatore and seconded by Joan Cromwell, **it was voted (5-1 Shuvam-0) to recommend denial of the Special Permit.**

2019-06

84 Beacon Street – Elle Scalli

For Special Permit for a driveway opening pursuant to Section 34-106 of the City of Chelsea Zoning Ordinance which states parking is not permitted in the front yard, within five (5) feet of a property line nor within five (5) feet of a structure

At 7:48pm the petitioner is not present.

At 8:21pm the petition is still not present.

On a motion by Mimi Rancatore and seconded by Sylvia Ramirez, **it was voted unanimously (6-0-0) to recommend denial of the Special Permit.**

2019-07

307 Broadway – Dave Peach

For Special Permit to establish a church in the second and third floor which does not meet current minimum zoning requirements for number of off-street parking spaces

Jay Duca, petitioner on behalf of David Peach: Describes the layout of the building. It is a 21,000 sf building, 6,000 sf lot; anything that we do will require parking relief. The church use will be about 15 hrs/week. Currently, the 2nd floor is a Mason Hall, current use is a music hall and music studio. There would actually be less impact as a church which requires 87 parking spots.

John DePriest- recommendation is to deny the Special Permit. It is reasonable to require parking. This building actually needs 102 parking spaces.

Jay Duca: we were permitted to put in residential units in the past, but the cost to retrofit it was prohibitive; we have made sprinkler system upgrades.

John DePriest: What are the actual hours of operation?

Dave Peach: weeknights M-Th (7hours) Sat(early afternoon) and Sun (morning). 3 more churches will be added (total of 4 churches): around 200 total members.

Jay Duca: the current church has been there for 3 years (49 members)

Shuvam Bhaumik: Will food be served? Jay Duca: no

Sylvia Ramirez: Is there any historic aspects that need to be preserved? Jay Duca: no exterior changes.

John DePriest: lack of parking is still the main issue here.

Sylvia Ramirez: People deserve a place to worship, but Broadway is so congested already.

On a motion by Mimi Rancatore and seconded by Sylvia Ramirez, **it was voted unanimously (6-0-0) to recommend denial of the Special Permit.**

2019-08

52 Washington Avenue and 245 Walnut Street

For Special Permit and Variance to establish ten (10) additional residential units by constructing a third floor above existing commercial and residential space which does not meet current minimum zoning requirements for side and rear yard setbacks, usable open space and number of off-street parking spaces

Anthony Rossi: We have incorporated comments from Historical Commission and architectural features, City Manager supports and City Councilors, worked with P&D from two additional floors to one additional floor.

Tuck Willis: Your architect needs to make a greater effort to preserve the architectural rhythm, this was a good first try. Interior walls can be changed to incorporate the outer façade.

Sylvia Ramirez: You are adding 10 more units and there are only 6 parking spots?

Anthony Rossi: These are studio units, less likely to have cars and impact on school system.

Shuvam Bhaumik: How many affordable units? Rossi: 2.1 affordable units, would pay for the fraction.

John DePriest: 3 affordable units are required for this Petition.

Mimi Rancatore: How is trash managed? Rossi- private trash removal company.

Sylvia Ramirez: What happens with tenants who have cars and want to park? Rossi: we don't expect them to own cars.

Joan Cromwell: Historic aspect of the building? Lad Dell: This was brought to the Historic Commission.

Tuck Willis: You should eliminate a unit to incorporate the architectural features.

Rick Costa: We will reconfigure the windows.

On a motion by Mimi Rancatore and seconded by Sylvia Ramirez, **it was voted unanimously (6-o-o) to recommend approval of the Special Permit with standard conditions and the following conditions:**

Additional conditions:	Reduce to 9 units
	Extend architectural features
	Community Improvement Trust Fund
	3 affordable units
	Restripe the parking spots
	Improved lighting plan
	Signage plan
	12 month rental periods

157
Clark
Ave
-
Full
Revival
Church
-
Diego
Netto

2019-10

157 Clark Avenue – Full Revival Church – Diego Netto

For Special Permit seeking approval to establish a church which does not meet the current minimum zoning requirements for number of off-street parking spaces

Diego Netto: The hours of operation for our church are from 8:00am to 1:00pm on Sunday with two separate services: 9:00am-10:30am and 11:30am-1:00pm. There will be office use during the week.

Jon Andrews: The building is up to code with new sprinklers and adequate parking. We will occupy 1/3 of the building of the furniture store.

On a motion by Sylvia Ramirez and seconded by Mimi Rancatore, **it was voted unanimously (6-o-o) to recommend approval of the Special Permit with standard conditions and hours of operation limited to when the furniture store is closed.**

Election of Officers:

On a motion by Mimi Rancatore and seconded by Joan Cromwell, it was voted unanimously (6-o-o) to elect William "Tuck" Willis as chair and Shuvam Bhaumik as vice chair.

Board Discussion: Zoning and Development Case Review:

John DePriest talked about how the City is discouraging the development of undersized lots. When they are permitted, it encourages tear downs and changes neighborhood character. Spencer Ave, in particular, is out of proportion with its recent oversized developments.

Adjournment:

On a motion by Shuvam Bhaumik and seconded by Mimi Rancatore, it was voted unanimously (6-0-0) to adjourn the meeting at 8:36pm.

Minutes Approved